



# Apt 207 Piccadilly Village, 148 Great Ancoats Street, Manchester, M4 7AA

\*Investing cash buyers only - rented at £953 per month (including bills)\*

Welcome to this charming apartment located in the heart of Piccadilly Village, situated on Great Ancoats Street in Manchester. This delightful property boasts a kitchen/diner, one bedroom and a well-appointed shower room, this apartment makes an ideal rental investment opportunity.

The apartment is located on the second floor, offering a peaceful retreat from the hustle and bustle of the city below. Its waterside location provides a tranquil atmosphere, perfect for unwinding and enjoying the scenic views. Additionally, being close to the station makes commuting a breeze, allowing easy access to all that Manchester has to offer. 177 Sq ft (16 Sq M) total size.

## Price £140,000

### Viewing arrangements

**Viewing strictly by appointment through the agent**  
**245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3**

### Additional Information

Rental Income: £953/mth currently -

Service Charge: £2700 per annum

Lease: 250 years commencing from 2018

Ground rent: TBC

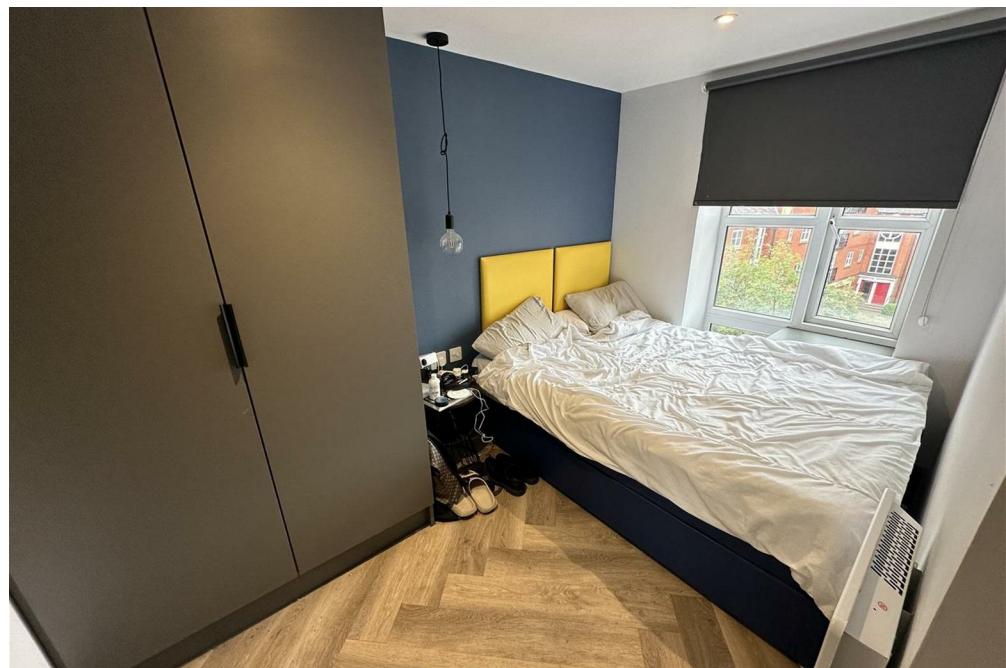
Managing agents: Manchester Apartments

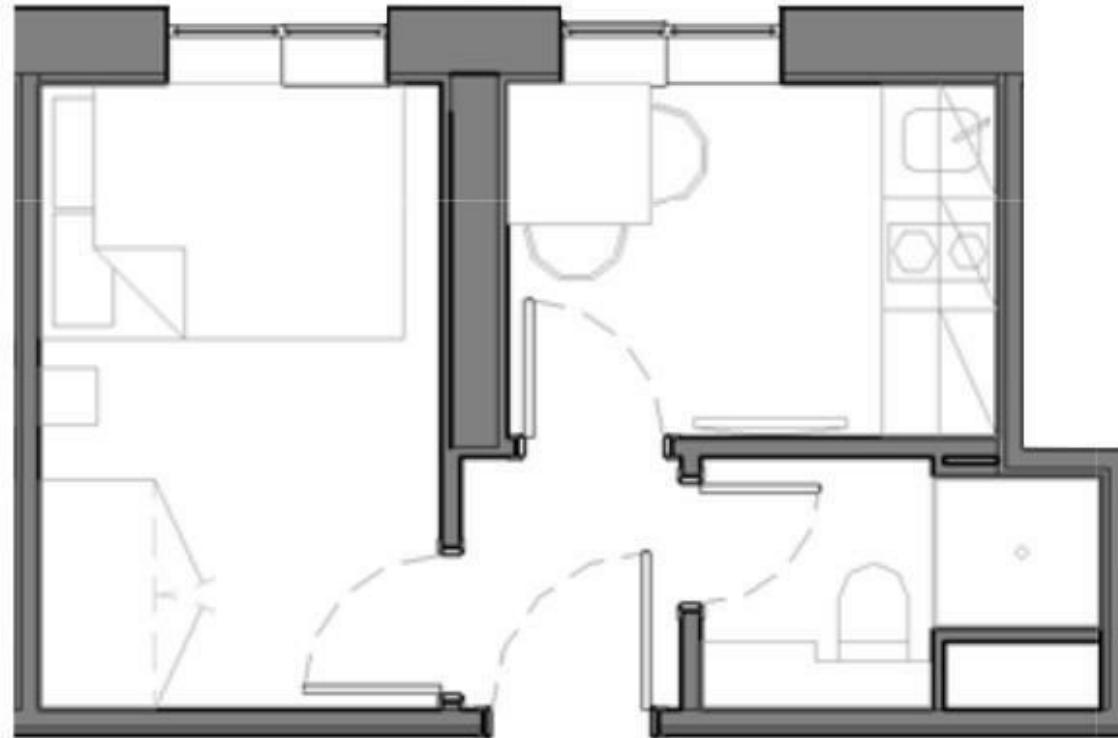
### Agent Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
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(21-38) F		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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